

Pifer's

LAND AUCTIONS

- *Productive Cropland*
- *Good Pastureland with Perimeter Fence & Water*
- *Excellent Wildlife Habitat*
- *Online Bidding Available!*

LAND AUCTION

318.12 +/- Acres • Stark County, ND

Tuesday, November 16, 2021 – 5:00 p.m. (MT)
Grand Dakota Lodge • Dickinson, ND



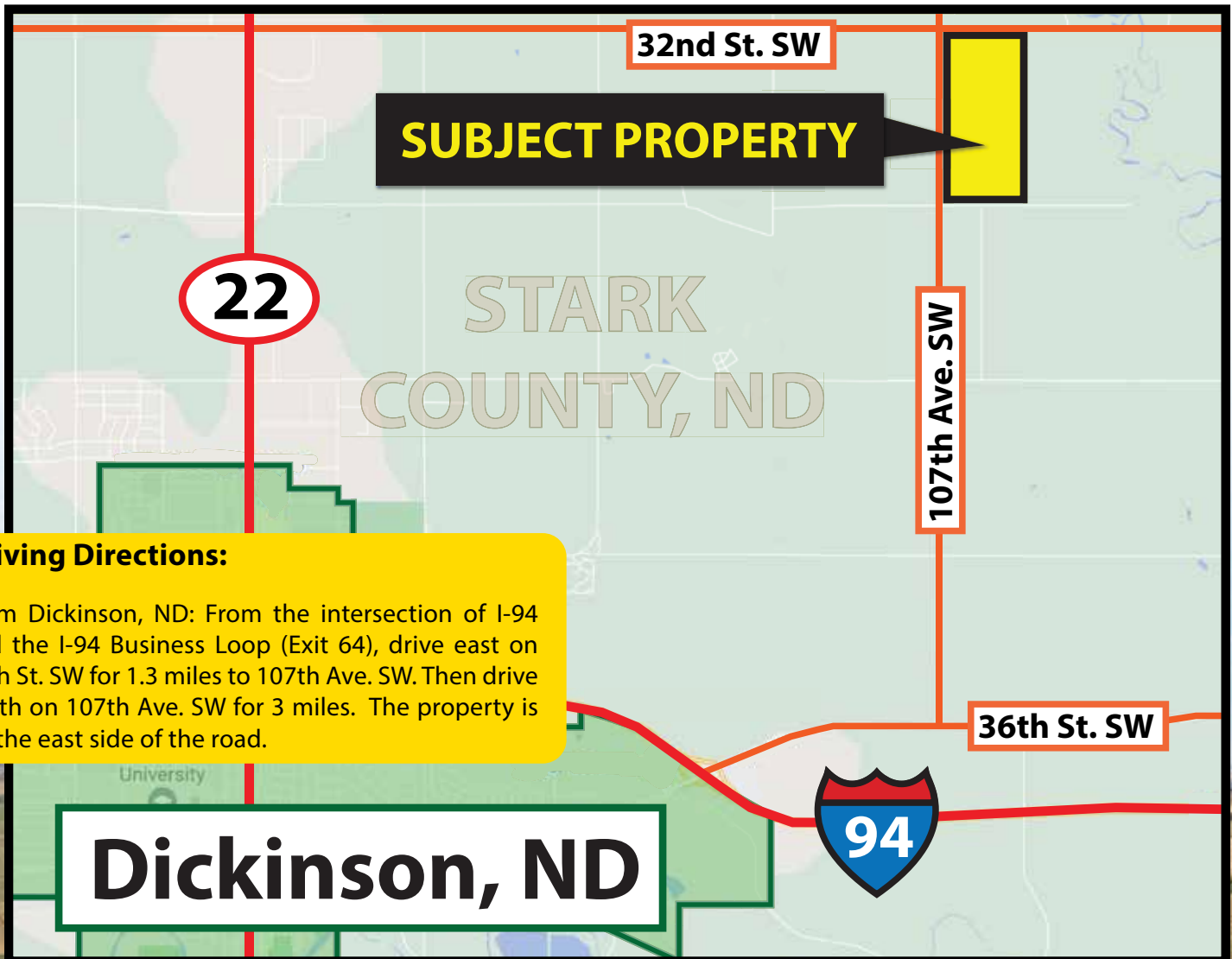
OWNER: John Decker

701.523.7366

www.pifers.com

General Information

AUCTION NOTE: This Pifer's premier land auction provides an opportunity to purchase a diverse property with enormous potential. This property offers a gorgeous half section of crop and pastureland. The pastureland features native grasses with a perimeter fence and a southwest water pasture tap and water tank that will stay with the property. The wooded ravine on the northern border offers advantageous habitat for wildlife and fall grazing livestock. This property will be offered as a single parcel and is located within a few short miles of Dickinson, North Dakota and only 3 miles north of I-94.



Driving Directions:

From Dickinson, ND: From the intersection of I-94 and the I-94 Business Loop (Exit 64), drive east on 36th St. SW for 1.3 miles to 107th Ave. SW. Then drive north on 107th Ave. SW for 3 miles. The property is on the east side of the road.



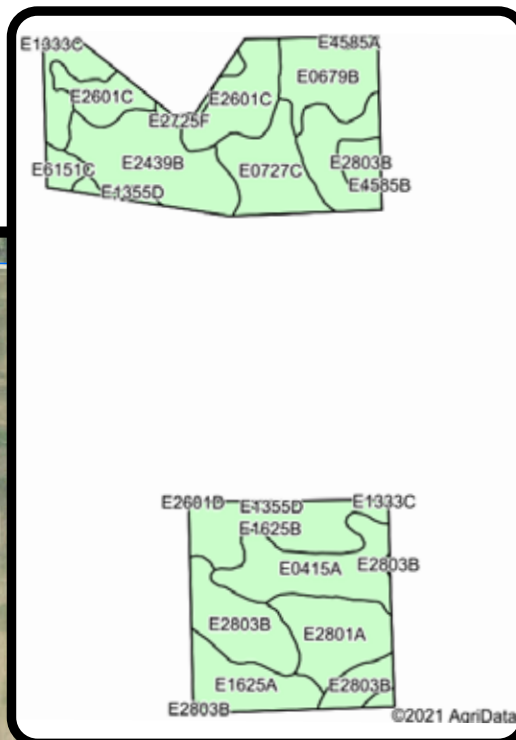
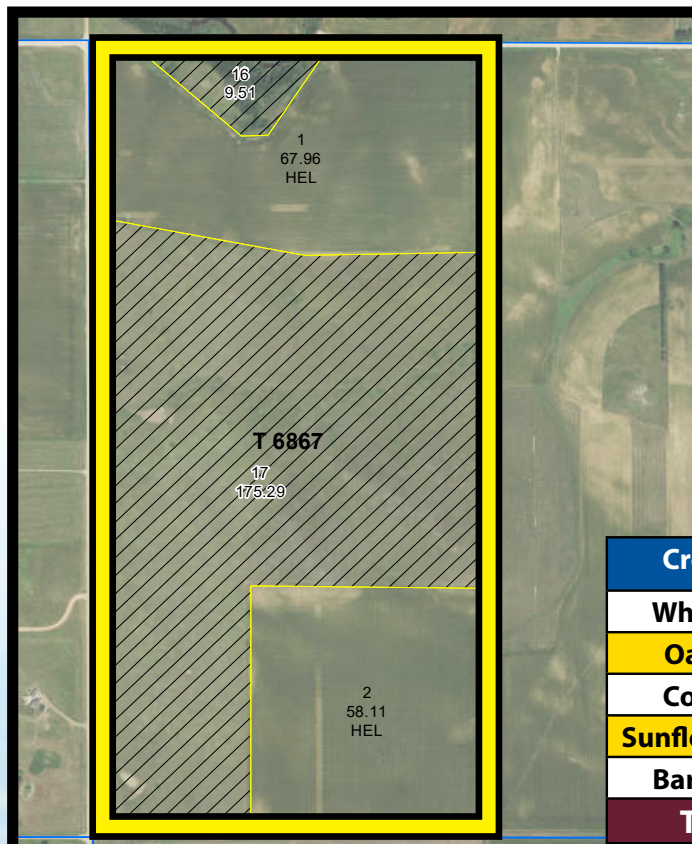
Andy Mrnak
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Jim Sabe
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Property Information

Acres: 318.12 +/-
Legal: W½ 17-140-95
Crop Acres: 126.07 +/-
Pasture Acres: 175.29 +/-
Taxes (2020): \$1,556.38



Crop	Base Acres	Yield
Wheat	49.58	36 bu.
Oats	17.8	42 bu.
Corn	19.22	110 bu.
Sunflowers	0.23	1,163 lbs.
Barley	11.61	43 bu.
Total Base Acres: 98.44		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E2803B	Amor-Shambo loams, 3 to 6 percent slopes	15.78	12.5%	Ile	76
E2439B	Sen-Janesburg silt loams, 3 to 6 percent slopes	15.17	12.0%	Ile	48
E2601C	Amor-Cabba loams, 6 to 9 percent slopes	13.25	10.5%	Ille	53
E0415A	Belfield-Daglum complex, 0 to 2 percent slopes	12.62	10.0%	Ils	60
E2601D	Amor-Cabba loams, 9 to 15 percent slopes	12.37	9.8%	IVe	40
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	12.11	9.6%	Ille	63
E2801A	Amor-Arnegard loams, 0 to 3 percent slopes	11.10	8.8%	Ils	81
E0727C	Barkof-Janesburg complex, 6 to 9 percent slopes	9.88	7.8%	Vis	40
E0679B	Savage-Daglum complex, 2 to 6 percent slopes	9.85	7.8%	Ile	61
E1625A	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	8.47	6.7%	Ille	66
E1355D	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	1.88	1.5%	Vle	32
E6151C	Lefor fine sandy loam, 6 to 9 percent slopes	1.86	1.5%	IVe	42
E2725F	Arikara-Shambo-Cabba loams, 9 to 70 percent slopes	1.35	1.1%	Vlle	24
E4585A	Manning fine sandy loam, 0 to 2 percent slopes	0.24	0.2%	Ille	47
E1333C	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	0.14	0.1%	IVe	40

Weighted Average 57.8

General Information

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 12/27/2021. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 27, 2021, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, ND #715.